

# ADDITIONAL DWELLING UNIT PILOT

## Zoning Commission Meeting

### Nov 8, 2017



Inspectional  
Services  
Department



Department of  
Neighborhood  
Development



boston planning &  
development agency

# AGENDA

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**11.8.17**

## Agenda

1. Welcome, agenda (BPDA)
2. Background, goals, overview (Housing iLAB)
3. Zoning Language Review (BPDA)



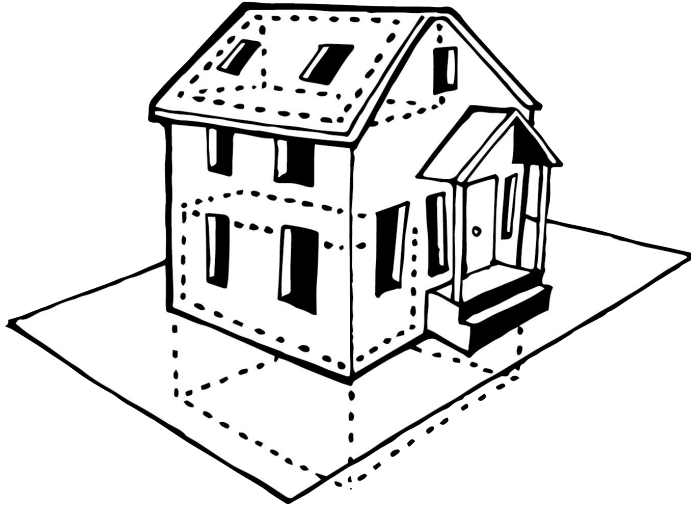
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## **ADDITIONAL DWELLING UNITS**

*Definition*

## ***Additional Dwelling Units (ADU)***

An ADU is a new typology to Boston that would allow owner occupants to carve out space within the envelope of their home for a smaller, independent rental unit.

## *In accordance with the Mayor's 2030 Housing Plan, additional dwelling units intend to address the following:*

1. Increase **affordable housing options** in the neighborhoods
2. Support **multigenerational family arrangements** and provide opportunities for aging in place
3. Create safer living arrangements by incentivizing homeowners to **legalize illegal rental units**
4. Support **homeowners to remain in their homes** by generating steady rental income
5. Use existing infrastructure to **achieve City's housing goals**

## PILOT DETAILS

### Pilot Neighborhoods

- East Boston
- Jamaica Plain
- Mattapan

### Pilot Length

- 18 months

## QUALIFICATIONS

### To qualify for an ADU the building must be:

- Owner occupied
- In one of the pilot neighborhoods
- Three units or less

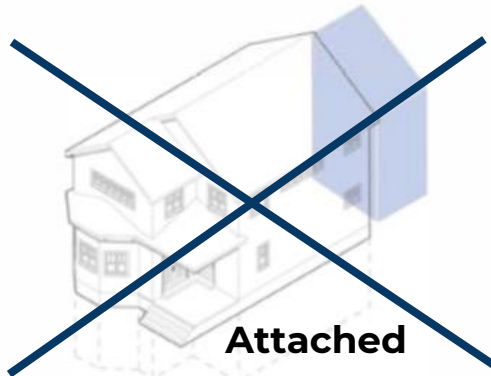
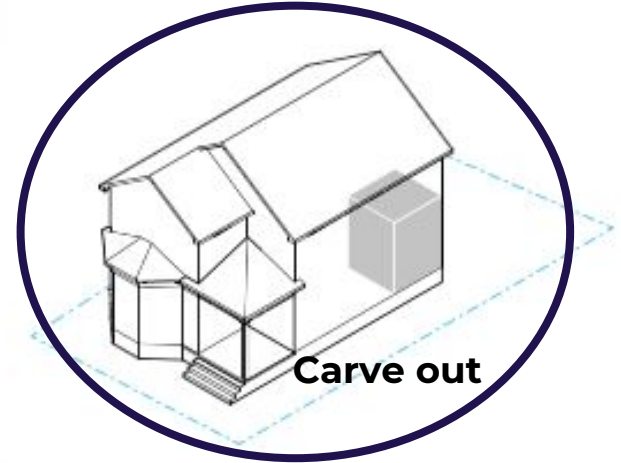
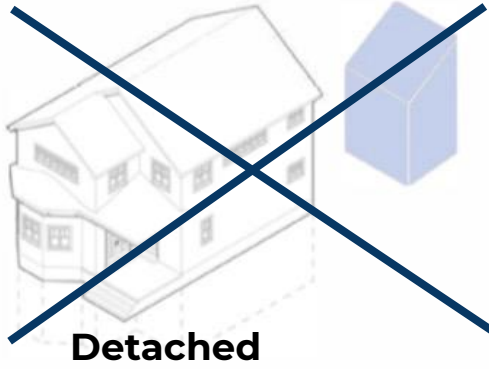
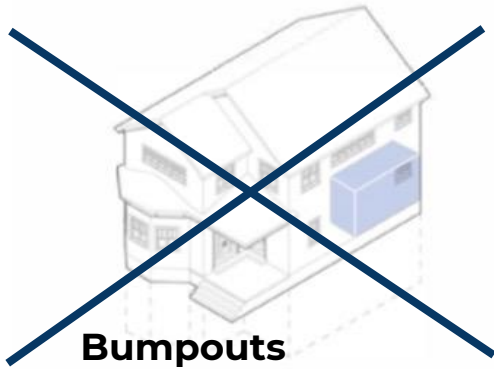
## ADDITIONAL

### Additional pilot components:

- Adhere to full building code and full safety code
- Approved by Inspectional Services Department

## TYPES OF ADUs

Across the country ADUs are taking many forms. In Boston we are piloting new units **within the envelope** of the existing structure.



# PILOT PROCESS



## Winter 2016

Community meetings in pilot neighborhoods

## Summer 2017

Public engagements - homeowner interviews and design charrette

## Winter 2017

Launch pilot resources - toolkit and loan program

## Spring 2016

Pilot research on ADUs with Northeastern University

## Spring 2017

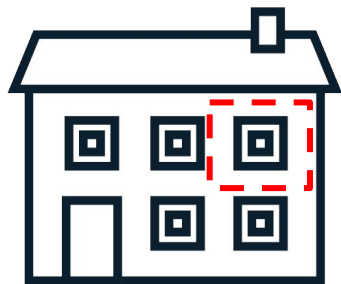
Mechanics of pilot and zoning language written

## Fall 2017

Seek ADU Pilot zoning approval

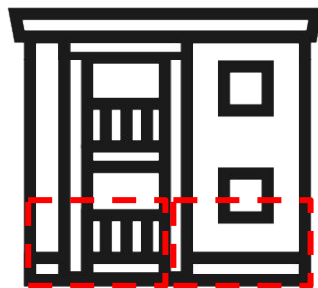


# EXAMPLES



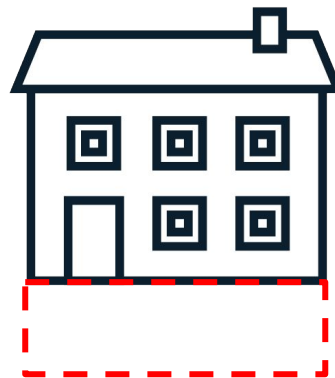
**Preexisting unit -**  
convert old servants  
quarters into rental

***Elizabeth** is hoping to  
generate an income  
stream to offset regular  
housing costs, including  
mortgage payments*



**Carve out unit -** divide  
first floor into two  
studio units

***Justin** wants to create a  
unit for his parents to live  
in so they can assist with  
childcare, without  
sacrificing rental income*



**Basement conversion -**  
convert basement into  
an accessible unit

***Nancy** is an older adult  
who hopes to age in  
place while supported  
by rental income*



**Attic conversion -**  
convert attic into  
additional unit

***Robert** has extra space  
in the attic of his triple  
decker and wants to  
provide an affordable  
rental unit*



## TOOLKIT

**Create online toolkit to support homeowners through the process of building an ADU**

- *Process for applying for a permit*
- *Cost of building*
- *Examples of types of ADUs allowed*

## LOAN PROGRAM

**Provide gap funding for eligible homeowners wishing to create an ADU**

- *No interest home equity loan through Boston Home Center*
- *Up to \$30,000 for home renovations associated with creating an ADU*
- *Homeowners agree to provide affordable rent*

## TECHNICAL ASSISTANCE

**Provide extra assistance for first applicants in order to collaboratively improve process**

- *Walk through of home to get cost estimate*
- *Guide through permitting process*
- *Gather input on process improvements and resources needed to help others*

## **The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:**

**Additional Dwelling Unit.** Within the [East Boston, Mattapan, Jamaica Plain] Neighborhood District, an Additional Dwelling Unit, as defined in Section 53-61, shall be subject to the Use Regulations set forth in Table A of this Article; however said Additional Dwelling Unit shall be an Allowed Use where it may otherwise be Conditional or Forbidden provided that it is the addition of no more than one (1) dwelling unit to the existing structure; and shall be exempt from all requirements of this Code provided that the Additional Dwelling Unit does not involve any bump out, extension or construction to the existing envelope of the structure which results in the addition of Gross Floor Area and that the residential structure to which the conversion is occurring is owner-occupied and registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion. An Additional Dwelling Unit may be established in the East Boston Neighborhood District for a time period not to exceed eighteen (18) months from the effective date of this Section 53-8.

## In Section 53-61, Definitions, insert the following definition:

**Additional Dwelling Unit.** One self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing residential structure (a) which itself does not contain more than three dwelling units; and (b) in which the Owner is a resident of the residential structure.

# FEEDBACK + DISCUSSION

